

GREENVILLE 00.0.0.
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BOOK 1233 PAGE 213

OLLIE FARNSWORTH
MORTGAGE

THIS MORTGAGE is made this Eleventh day of May, 1972,
between the Mortgagor, Glenn Lee Bridges and Elinor C. Bridges
(herein "Borrower"),
and the Mortgagee, Cameron-Brown Company, a corporation
organized and existing under the laws of North Carolina, whose address
is 4300 Six Forks Rd., Raleigh, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2002;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 20 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, shown and designated as Lot 38, Pelham Woods Subdivision, Section One, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F, Page 33, reference to said plat being hereby craved for a more particular description.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

"That the Holder of the Note secured hereby may at any time prior to the end of the 14th year in its discretion apply for on behalf of the party of the first part, renewal of the mortgage guaranty insurance obtained by party of the first part in connection with his mortgage, pay the premiums due by reason thereof and require repayment by party of the first part of such amounts as are advanced by said noteholder which amounts shall be secured hereby. Failure of the party of the first part to repay said amounts to the Noteholder shall be default herein and in the Note secured hereby.

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.